Name and Address of New Owner:
Purchasing Fund 2023-2 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

Send Tax Bills To:
Purchasing Fund 2023-2 LLC
1001 South Capital of Texas Highway
Bldg 1, Suite 100
Austin, TX 78746

This Instrument Prepared By:
Lauren Williams
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 183-05-0A-167-00

Karen Johnson Davidson County
Batch# 1092089 DEEDWARR
01/22/2024 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,351.24
20240122-0003570

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Henry J. Domenico, III and Jami Domenico, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Purchasing Fund 2023-2 LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Revision One, Phase Two, Section Five, October Woods, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed from Marion E. Dove to Henry J. Domenico III and Jami Domenico, husband and wife by Warranty Deed dated February 28, 2012 and recorded on March 01, 2012 as Instrument No. 20120301-0017883, in the Official Records of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded , Page [under Instrument No. 20120301-0017883] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of January, 2024.

(SEAL)
Henry J. Domenico, III

(SEAL)
Jami Domenico

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of January, 2024, before me personally appeared Henry J Domenico, III and Jami Domenico, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of January, 2024.

Notary Signature
My commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of January, 2024.

Notary Signature
My commission expires: May 5, 2024

LAUREN ISBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 5205 Catspaw Drive, Nashville, TN 37013

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 17, 2024.

Steve Berneman

Date: 17th day of January, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 17th day of January, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025



File No.: 2023-3606-TN